

Harcourt Street, Newark

OIRO £300,000

NEWTON FALLOWELL

Harcourt Street

Newark

Oozing quality throughout, this bay fronted end terraced home boasts tastefully presented and deceptively spacious accommodation throughout and enjoys a convenient location on a popular residential street within comfortable walking distance of Newark Town Centre and the host of amenities the town has to offer.

More than meets the eye, the property's accommodation comprises to the ground floor: private entrance porch that provides brilliant storage facilities and access to the rear garden, inviting L-shaped entrance hallway with useful store room with door opening to the stairs that lead down to a cellar room, gorgeous bay fronted lounge with feature log burning stove, dual aspect dining room that opens through to a generous kitchen with free standing cooker with doors to the rear garden and to the wonderfully versatile garden room. The first floor has a welcoming landing space that gives access to the large family bathroom, and three bedrooms, with the main bedroom having a further room off that could be utilised as a fourth bedroom/home office or provide scope for an ensuite facility if required.

Outside, the property has a low maintenance frontage with part brick wall and a combination of paving slabs and block paving. The rear garden is substantial in its size and has been landscaped to create separate areas. From the garden room, there is a lovely paved entertaining area that looks down the garden with a lawned area and established borders. This leads through to a vegetable garden with a variety of beds and gives access to a versatile detached outbuilding that has power and light connected. This could provide a brilliant home office space or workshop. Other features of this home include gas central heating (boiler replaced 2021) and UPVC double glazing, with one bedroom window being triple glazed.

Council Tax Band: B

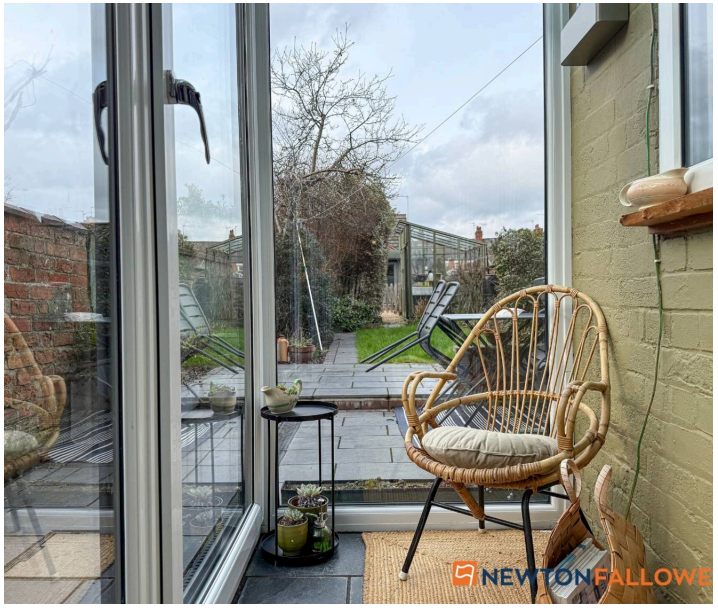
Tenure: Freehold

EPC Energy Efficiency Rating: D









Entrance Porch
22' 10" x 3' 3" (6.96m x 0.99m)

Entrance Hall
12' 8" x 9' 1" (3.86m x 2.77m)
maximum measurements

Ground Floor Store
4' 10" x 4' 9" (1.47m x 1.45m)

Cellar Room
13' 2" x 6' 1" (4.01m x 1.85m)

Bay Fronted Lounge
15' 10" x 12' 8" (4.83m x 3.86m)
maximum measurements into bay window

Dining Room
13' 2" x 12' 3" (4.01m x 3.73m)

Kitchen
17' 8" x 8' 4" (5.38m x 2.54m)

Garden Room
18' 5" x 3' 6" (5.61m x 1.07m)

Bedroom One
13' 3" x 12' 3" (4.04m x 3.73m)
maximum measurements

Bedroom Two
13' 2" x 9' 10" (4.01m x 3.00m)
maximum measurements

Bedroom Three
13' 2" x 8' 1" (4.01m x 2.46m)
maximum measurements

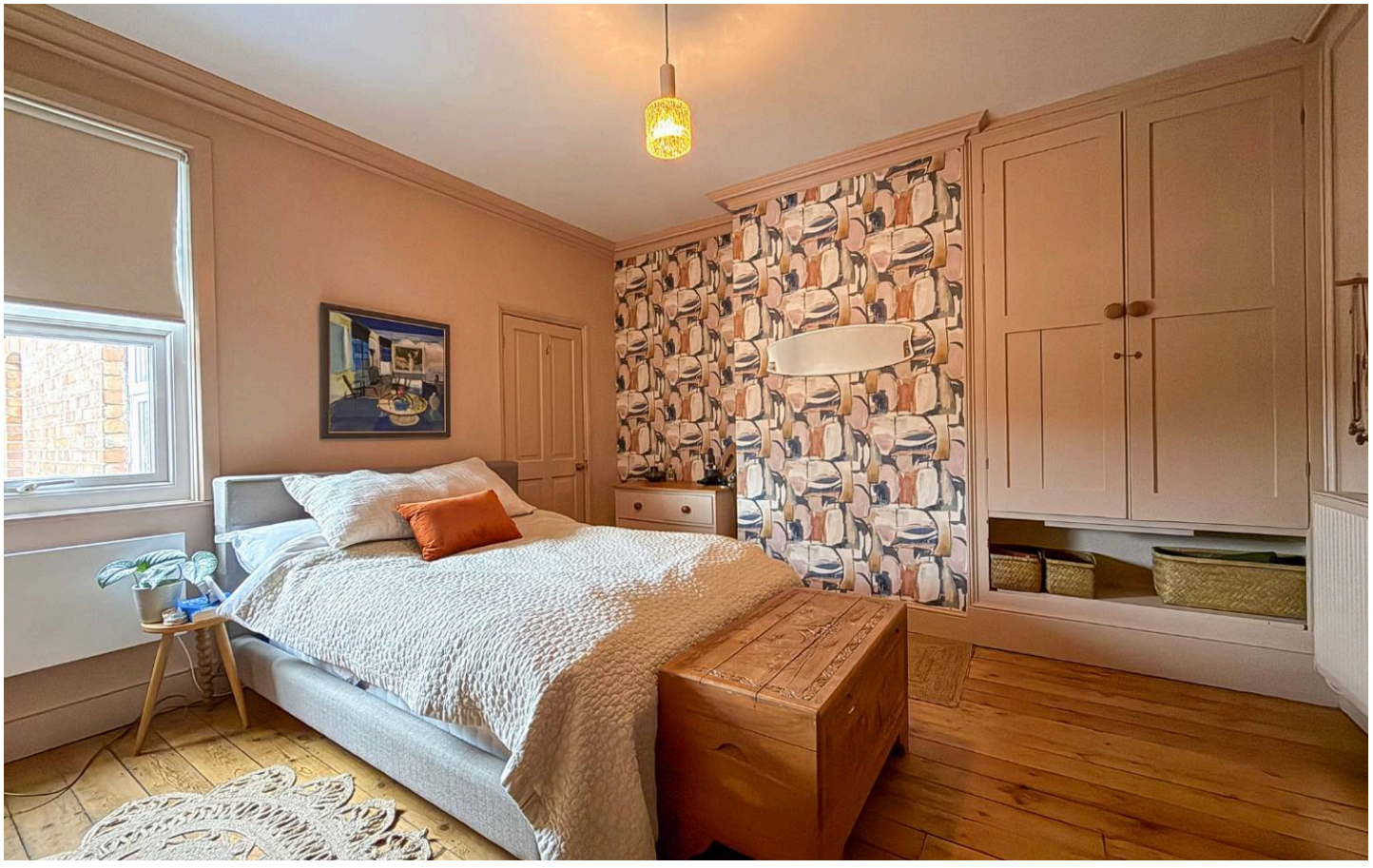
Bedroom Four/Home Office
17' 9" x 8' 6" (5.41m x 2.59m)
maximum measurements

Family Bathroom
9' 1" x 7' 5" (2.77m x 2.26m)

Detached Outbuilding/Workshop
13' 10" x 10' 8" (4.22m x 3.25m)

Agent's Note - Windows
The windows in the property are UPVC double glazed with the exception of Bedroom One which is triple glazed.









Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,593 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the propertys floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the propertys layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

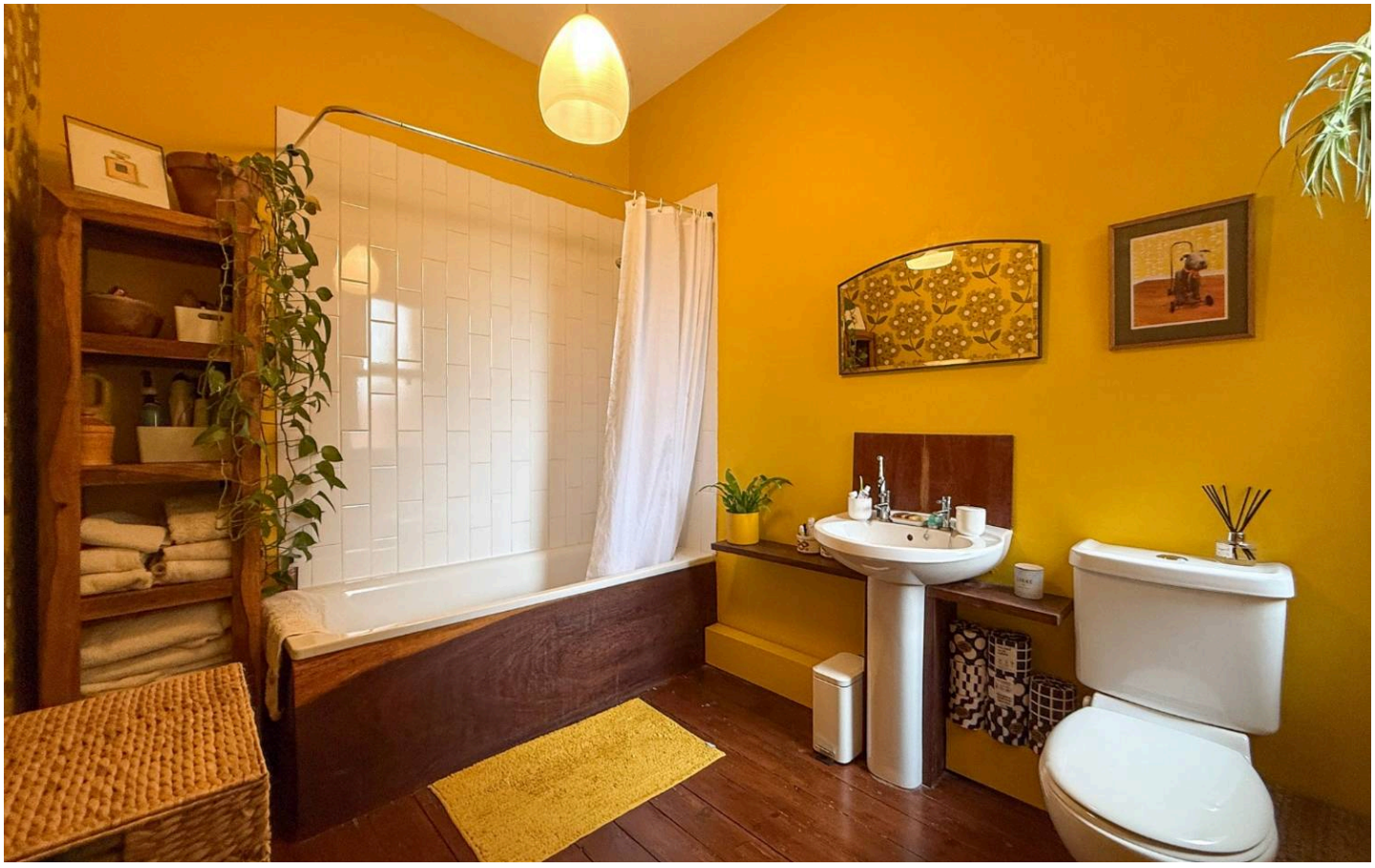
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

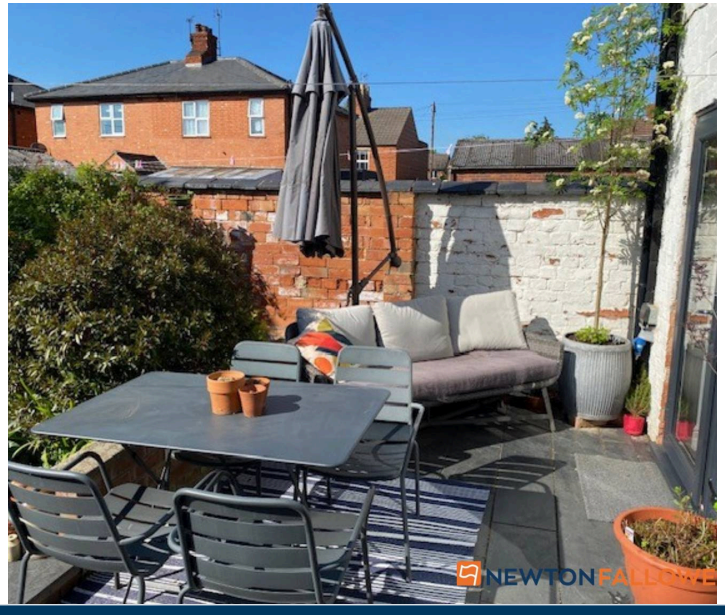
Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.







GROUND FLOOR

1ST FLOOR

BASEMENT



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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